

**283 Roberts Road, Subiaco, WA 6008**



**House For Sale**

Sunday, 31 December 2023

283 Roberts Road, Subiaco, WA 6008

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Kevin Broughton



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## Offers

OPEN SATURDAY (6 JANUARY) 1.00-1.30PM Properties in Subiaco do not last. Act now. Dripping with character and charm, lovingly extended and renovated with utmost flair and attention to detail, this charming circa 1925 character home has it all. Stylish, classy, and elegant are just a few words that describe this amazing home, which looks as though it has jumped straight out of the pages of a home style magazine. No expense has been spared in renovating and extending this beautifully presented 3/4-bedroom family home. Original features include L shaped front verandah with classic mosaic tiling, spectacular original stained glass entry door, soaring ceilings, polished floorboards, large skirting boards, solid timber doors and architraves, decorative cornices, ceiling roses and arches to name just a few. The lounge and master bedroom both feature stunning sashed bay windows that have been restored and fitted with Comfort Laminate Glass giving the home warmth and protection. All 4 rooms in the original part of the home are exceptionally large and have versatile floor plans. The master bedroom features a stunning ornate fireplace, bay window and access the ensuite bathroom. The second bedroom has a pair of built in robes and features a fireplace and a pretty pair of French doors which leads out to the front verandah. The extra-large lounge room could be another bedroom and features large bay sash windows a grand fireplace and enough room for formal dining or study. The home's classic style semi ensuite bathroom is truly impressive! It features white hexagon tiles to the floor and walls, double bowl vanity, stone bench top and an extra deep freestanding bath with exquisite antique brushed brass tapware throughout including dual rain head and handheld to the walk in frameless glass shower. The kitchen family area is where this home truly comes to life. The open plan family area features beautiful full height glass doors and windows creating a light bright inviting space. The simply stunning white kitchen features Q stone benchtops in Marmo Oro and Shaker style satin finish doors. A butler's farmhouse ceramic sink with stunning brushed antique gold tapware all add to the wow factor. Classy Miele appliances including Induction cooktop, downdraft extractor fan, pyrolytic oven, microwave oven, and dishwasher complement the look. The home's extra-large laundry/mudroom is an extension of the beautiful kitchen cabinets and benchtop. A wall of linen cupboards plus metres of overhead and under bench cupboards provides plenty of storage and room for a washer and a dryer. Adding warmth and charm to this area are the rustic neutral tones of the French style cut limestone flooring in the kitchen and laundry. There is also a separate powder room with a pretty blush pink basin and a second toilet. The lush low maintenance garden has been fully landscaped, providing a haven for relaxation. Brush wood fencing adds to the charm and mature Australian native hibiscus trees provide privacy and a stunning backdrop with their large maroon-green foliage and bright yellow flowers. The home has fully ducted reverse cycle air-conditioning, double remote-controlled garage and there is extra parking out the front. This grand circa 1925 period home is in the heart of Subiaco, one of Perth's Premium Suburbs. Positioned with East/Northeast orientation, the home is filled with natural light providing a sense of calm. Step outside and the vibrant Subi lifestyle awaits! This home offers access to it all. You are simply spoilt for choice with the best of everything at your fingertips. A short walk and you are in the middle of fantastic cafes, restaurants, shopping, and transport. There is also plenty of park land and public open space over the road. The property boasts a generous 382sqm and is directly opposite the historic gates of Subiaco Oval. It's also located in the catchment for two public primary and secondary schools including Bob Hawke College and Shenton College and close to premium private schools. Be quick to view this property as homes like this are hard to come by. Council Rates: \$2,720 per annum Water Rates: \$1,537.25 per annum Strata Fees: \$808 per quarter Strata Area: 382m<sup>2</sup>